

Application Number V - 83-V-1
Date of Application 11/2/82

APPLICATION FOR VARIANCE
WESTFIELD-WASHINGTON BOARD OF ZONING APPEALS

This application must be completed and accompanied by the information specified below and the necessary filing fee, and filed at the Town Hall of Westfield, Indiana, at least Thirty (30) days prior to the Board of Zoning Appeals meeting at which Applicant wishes to make his oral presentation.

1. Applicant's Name Robert C. & Rebecca S. Beauchamp
Address 1332 North Alabama St.
Indianapolis, Indiana 46202
2. Landowner's Name Mrs. John D. MacDougall
Address 16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
Telephone Number (Office) 632-6000 (Home) 632-6019
3. Attorney None
(if represented)
4. Common description of property (address, location, etc.):
16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
5. Legal description of property (list below, or attach):
Attached
6. Complete description of the nature of the Variance applied for:
Petitioner requests variance of use and sign permits, to
permit operation of low traffic antique shop in addition to
residential use as per plans filed.

7. Plans drawn to scale must accompany this application and must show at least the following: (a) The shape and dimensions of the land involved; (b) the location and dimensions of any existing buildings; (c) the location and dimensions of any proposed buildings or proposed alterations; and (d) all topographic, natural, or other unusual characteristics of the land involved.

8. No Variance in the application of the Provisions of the Comprehensive Zoning Ordinance of Westfield-Washington shall be granted unless the Board of Zoning Appeals shall find each of the following (thus the Applicant must complete and establish at the hearing that each of the following is true in order to obtain a favorable determination of his variance application):

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class or use in the same vicinity and district:

We wish to operate an Antique shop that is marginally more
than a home occupation usage. Due, however, to the seclusion
of the house from Westfield Blvd. Rd. (driveway is 1800 feet)
we would need a sign at the drive entrance, therefore a variance
is desired. (Proposed sign drawing is attached)

- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district, but which is denied to the property in question:

Several quality antique shops and galleries operate in the
Westfield area. Our proposed would be most similar to Acorn
Farm Antiques, 15466 Oak Road.

- (c) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the

property or improvements in such vicinity and district in which the property is located:

See Attached

- (d) That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

The MacDougall property is 22 acres with a total of approximately 9000 sq. ft. of space in house and garage. The property is secluded from view of adjoining homeowners. We wish to use the property as a residence and our shop. No additional parking is necessary. Our customers would create no more traffic than a family of six.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Robert C. Beauchamp
Robert C. Beauchamp
Applicant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of

December, 1982.

Mary Lou Fletcher
Notary Public

My Commission Expires:

January 14, 1984

NOTICE

The Applicant is responsible for giving appropriate notice of his variance application and hearing thereon. Notice must be published twice in a daily newspaper of general circulation

in Hamilton County, with the first publication being at least thirty days prior to the hearing and the second publication being one week later. Proof of publication must be delivered to the Town Hall of Westfield at least five days prior to the hearing. Every contiguous landowner must receive notice by certified mail and returned receipts shall be delivered to the Town Hall of Westfield at least five days prior to the hearing.

The Applicant hereby certifies that every contiguous landowner was appropriately notified by certified mail of his variance application and hearing thereon and return receipts from such certified mailings are hereby delivered to the Town Hall of Westfield.

Robert C. Branching
Applicant

Date Proof of Publication received: December 28, 1982
Date return receipts received: December 28, 1982
Date fee paid: \$ 200.00 December 28, 1982
Received by: Virginia C. Morris

Virginia C. Morris
(Signature)

8.C.

The exterior of the MacDougall residence would essentially remain unchanged. The shop would be in a portion of the 32' x 70' wing added in 1969. We would replace one of the three overhead garage doors with double entrance doors compatible to the house. (drawing attached)

We would also replace derelict barn with similiar or smaller structure. Therefore, exterior changes would consist of replacing the garage door, barn, and signage, none of which would be injurious or detrimental in any way to contiguous land owners.

We plan additional cosmetic refurbishing to both the exterior of the house and the grounds. This work will increase the value of the property and will therefore increase the value of surrounding properties.

Our current shop at 1340 N. Alabama, Indianapolis, is in a residential neighborhood known as the Old Northside Historic Area, an excellent example of what we wish to do with the MacDougall property. We left the exterior of the building unchanged except for restoration and discreet signage, after receiving a variance six years ago. The business has been a stabilizing influence in the Old Northside and is one of the showplaces of the area. Our residence at 1332 N. Alabama, is another example of our desire to care for our property. (Photos attached)

LEGAL DESCRIPTION

The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

March 20, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, March 20, 1989 at 7:30 p.m. in the City Building. Present were Ann Lloyd, Jim Heinzman, Norman Wagoner and Byron Barker. Board Attorney Mike Antrim was also present.

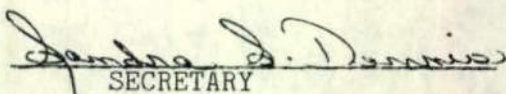
The minutes of the February 1989 meeting were approved.

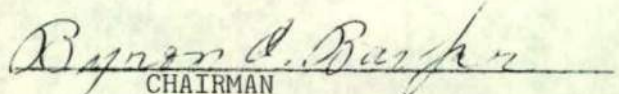
Dennis M. and Jennifer S. Robinson, Jr., 19710 Tomlinson Road, requested a variance of frontage requirement to permit erection of a manufactured single family residence and detached barn as per plans filed. Mrs. Robinson presented plans to the board showing the drawing of the proposed 28' x 64' residence. The public hearing opened at 7:42 p.m. Susie Butts was present, speaking in favor of the variance. The public hearing closed at 7:43 p.m. Jim Heinzman made a motion to approve the variance request. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-2.

Kevin Cavanaugh and Larry Rothenberg representing McDonalds Corporation, requested a variance of sign ordinance requirements to permit erection of three (3) new private traffic direction signs and continued use of the two (2) existing private traffic direction signs at 15101 U.S. 31 North. Kevin Cavanaugh explained the proposal; the new, illuminated signs are needed for traffic control. Two of the new signs would be located on the northern part of the property that has recently gained approval for parking, one sign would be at the S.E. corner of the original property. The signs would read "enter", "exit", and "parking". The size of each sign would be 3.75 sq. ft. The signs will not have the "Golden Arches". The proposed signs are .75 sq. ft. larger than the sign ordinance allows. Public hearing opened at 7:58 p.m. and closed at 7:59 p.m. Byron Barker made a motion to approve the variance request (89-V-3) Jim Heinzman seconded. Vote: Yes-4, No-0. Motion carried. #89-V-3.

Jim & Judy Birmingham, 2302 Oak Woods Lane, requested a variance of frontage and lot size requirements to permit erection of a 14' x 20' addition to the existing non-conforming residence and replacement of the existing non-conforming detached garage as per plans filed. The Birmingham's are proposing to build an addition of 14' x 20' to the existing residence, to tear down the existing garage (which the petitioners stated was an eyesore), and to replace it with a new detached garage. Public hearing opened at 8:07 p.m. and closed at 8:08 p.m. Ann Lloyd made a motion to approve variance as per plans filed. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-4.

The meeting adjourned at 8:09 p.m.


SECRETARY


CHAIRMAN

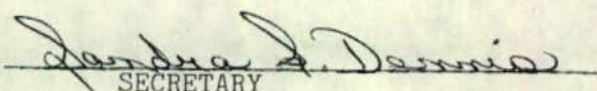
April 17, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, April 17, 1989 at 7:30 P.M. in the City Building. Present were Ann Lloyd, Jim Heinzman, Dian Saettel and Byron Barker. Board attorney Mike Antrim was also present.

The minutes of the March 1989 meeting were approved.

Mr. & Mrs. Robert C. Beauchamp requested an amendment of previously-approved plans at 16405 Westfield Blvd. Road. Mr. Robert Beauchamp presented his proposed plan. The antique sales is now presently located in part of the attached garage. The Beauchamp family has increased in number since the previously-approved plans were presented, and they now need the bedroom space over the garage area. The proposed plans call for a 48' x 48' addition to the existing detached barn. The antique sales will be moved entirely to the barn. It will be a two story, slab floor with cedar siding. The front of the building will have a six foot porch for displaying whicker furniture. The office will be kept in the present location, and the new building will be used only for storage and some display. Mr. Beauchamp has spoken with his neighbors and they do not seem to have any problem with the proposed plans. Jim Heinzman made a motion to approve the amendment. Dian Saettel seconded. Vote: Yes-4, No-0. Motion carried. #83-V-1.

The meeting adjourned at 7:57 p.m.


SECRETARY

CHAIRMAN

Improvement Location Permit

Variance No. 83-V-1 ³⁸MINUTES } ATTACHED
4117189 AUG

Plan Comm. No.

Zoned AG-SFI

Map No. 10-07-00

Fee Paid \$ ~~259.40~~ \$277.42

Estimated Const. Cost \$ 75,000

Name of Applicant ROBERT C. BEAUCHAMP Phone No. 896-3717

Address of Applicant 16405 WESTFIELD BLVD RD, WESTFIELD, TN 46074

Owner SAME Address SAME

Location of Property: 16405 WESTFIELD BLVD RD Block No. 00
Parcel No. 040

Legal Description: Notes & Bounds Attached Subdivision

Lot No. _____ Section No. _____ in _____ Addition _____

Present Use and Improvements EXIST. SFR/ATT. GAR/SIGN/DET. BOE

Type of Structure Applied for: Principal Building ☐ Accessory Building ☒

le Family ☐ Double ☐ Multi-Family ☐ Commercial ☒ Industrial ☐

☒ (Specify Use) ADDN TO EXIST. DET. BARN.

| Dimensions | Submitted by Applicant | Required by Ordinance | Does it Conform? |
|--------------------|------------------------|-----------------------|--|
| Frontage | <u>AS</u> | <u>PER</u> | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Lot Width | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Lot Area | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| 1st Flr. Liv. Area | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Max. Bldg. Heights | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Front Yard | <u>PLANS</u> | <u>FILED</u> | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Rear Yard | N/E S/W | N/E S/W | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Side Yard | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Off Street Parking | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Off Street Loading | | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |

Certificate "OPTIONAL" AREA WIDENED FROM 16' TO 24' WIDE

I hereby certify that the building or alteration of any structure on the above described premises will be done in accordance and comply with the requirements of any building code or regulations applicable to such building or alteration. I further certify that the above described premises and any structures thereon will be used in accordance with the provisions of the Comprehensive Zoning Ordinance of Westfield-Washington Township.

of Fire
Services
52.50

Signature of Applicant

is 23rd day of JUNE 1989 by John C. White
Westfield-Washington Township

TOWN OF WESTFIELD

Improvement Location Permit

No. 83-1P-41Variance No. 83-V-1

Plan Comm. No. _____

Zoned AG-SFIMap No. 10-07-00Fee Paid \$ 25.00Estimated Const. Cost \$ 35.00Name of Applicant ROBERT & REBECCA BEUCHAMP Phone No. 896-3717Address of Applicant 16405 WESTFIELD BOULEVARD RD.Owner SAME Address SAMELocation of Property: 16405 WESTFIELD BLVD. Parcel No. 040Legal Description: Notes & Bounds Attached ☒ Subdivision _____

Lot No. _____ Section No. _____ in _____ Addition

Present Use and Improvements EXISTING 3FR/ATT. GAR/DET. STORAGE BLDG.Type of Structure Applied for: Principal Building ☐ Accessory Building ☒Single Family ☐ Double ☐ Multi-Family ☐ Commercial ☐ Industrial ☐Other ☒ (Specify Use) GROUND SIGN (3'X4')

| Dimensions | Submitted by Applicant | Required by Ordinance | Does it Conform? |
|--------------------|------------------------|-----------------------|---|
| Frontage | <u>AS</u> | <u>PER</u> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Lot Width | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Lot Area | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 1st Flr. Liv. Area | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Max. Bldg. Heights | <u>PLANS</u> | <u>FILED</u> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Front Yard | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Rear Yard | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Side Yard | <u>N/E</u> <u>S/W</u> | <u>N/E</u> <u>S/W</u> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Off Street Parking | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Off Street Loading | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Certificate

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Signature of Applicant

Approved this 1 day of JULY 1983 by John C. White
Westfield-Washington Township

PROOF OF PUBLICATION

State of Indiana,

SS:

County of Hamilton,

Before me, a Notary Public in and for the County of Hamilton and State of Indiana, personally appeared John R. Neal who being

duly sworn upon his oath, deposes and says, that he is Publisher of the Noblesville Daily Ledger, a newspaper of general circulation in Hamilton County, State of Indiana, printed in the English language and printed and published daily in the city of Noblesville, Hamilton County, State of Indiana, and that said Noblesville Daily Ledger has been published continuously for more than five years last past, in said county and state; that the Notice of publication, a true copy of which is hereto annexed was duly published in said newspaper, for

2 weeks (insertions, successively) which publications were made as follows:

December 16, 1982
December 23, 1982

And that all of said publications were made in full compliance with the law.

John R. Neal
Subscribed and sworn to before me this
23 day of December, 1982

Jane C. Martz
JANE C. MARTZ Notary Public.
(Seal.)

My commission expires 11-8-83

Publisher's Fee, \$ 56.64

President of Hamilton
County

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS WESTFIELD-WASHINGTON TOWNSHIP

The Board will hold a Public Hearing on No. 83-V-1 on the 17th day of January, 1983, at 7:30 P.M. at the Westfield City Building. The application submitted by Robert & Rebecca Beauchamp requests that a variance of use to operate a low traffic antique shop from the existing residential structure be granted for the property located at 16405 Westfield Blvd. Road.

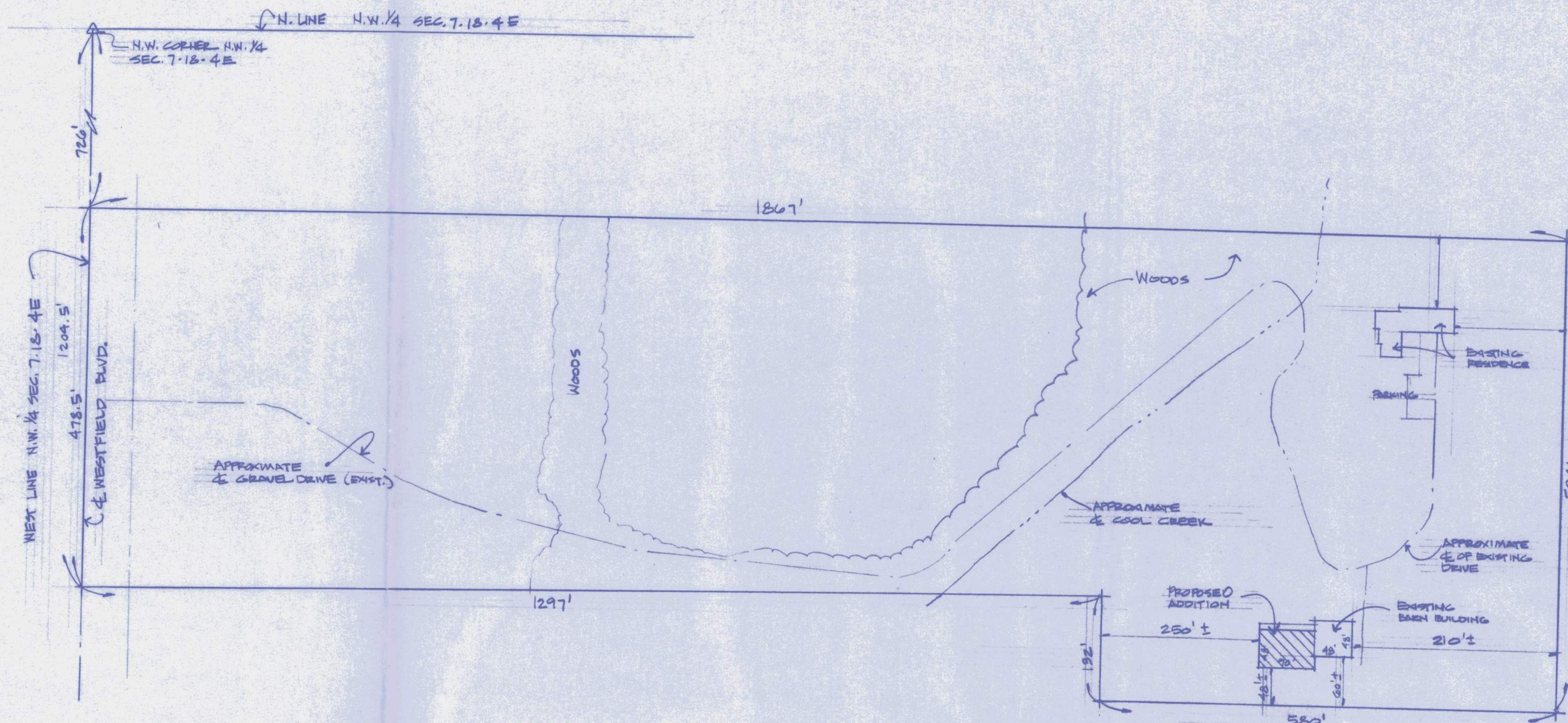
The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter Section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

Written suggestions or objections relative to the application may be filed with the Department of Planning and Development, at or before such meeting and will be heard by the Board of Zoning Appeals at the time and place specified. Interested persons desiring to present their views upon the variance either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place.

Board Of Zoning Appeals
Westfield Washington Township
By Robert & Rebecca Beauchamp,
Petitioners

Dec. 16-23



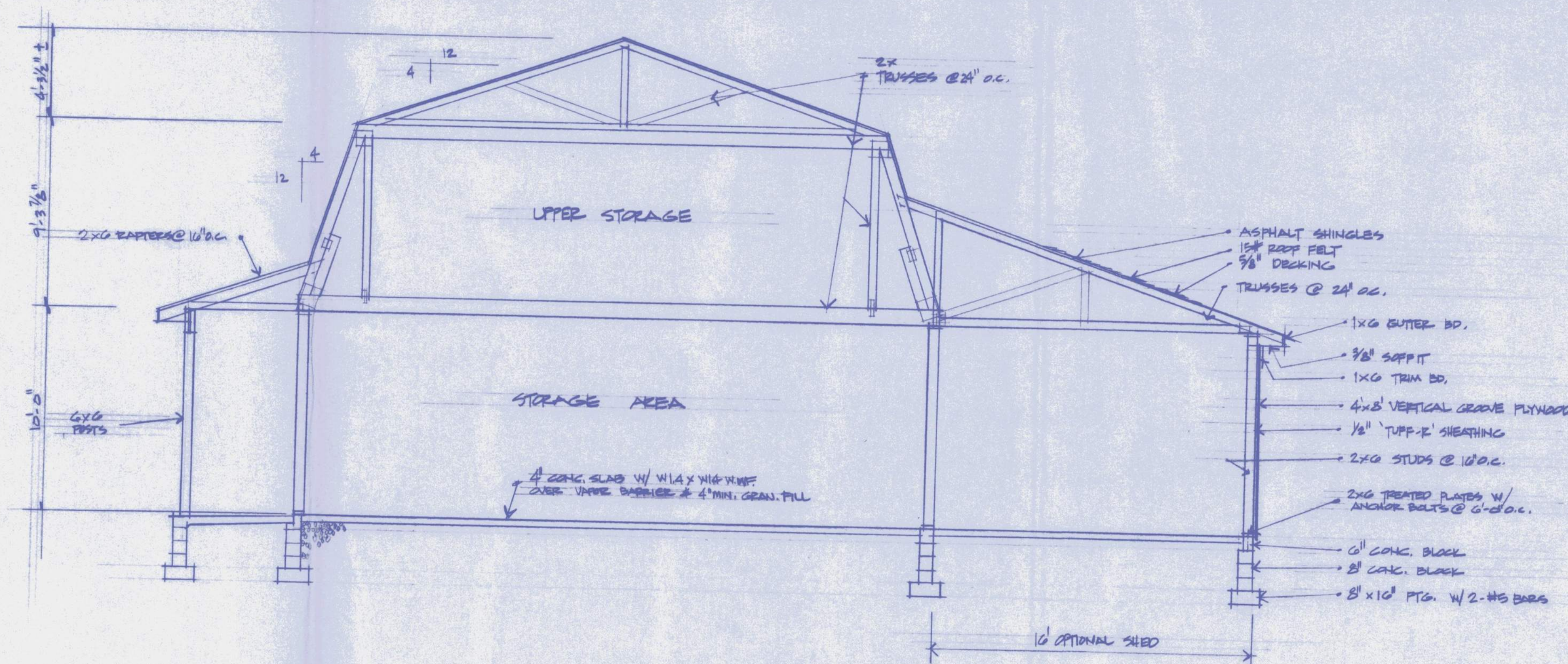
SITE PLAN

SCALE: 1" = 100'



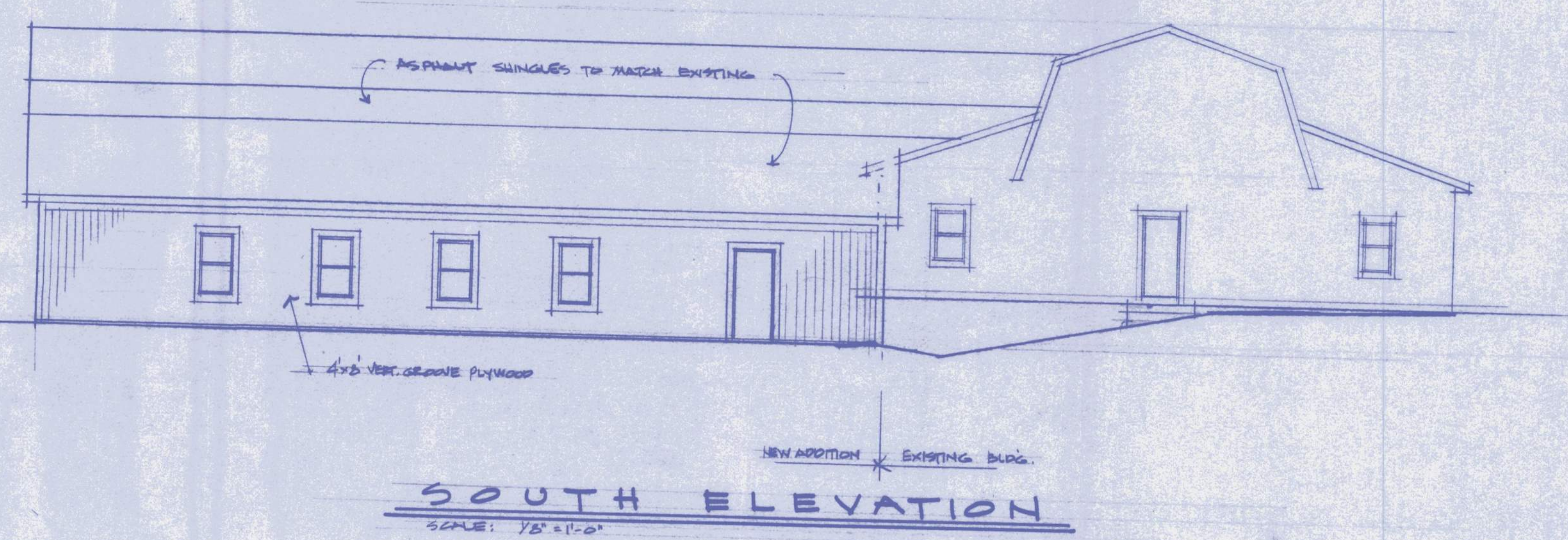
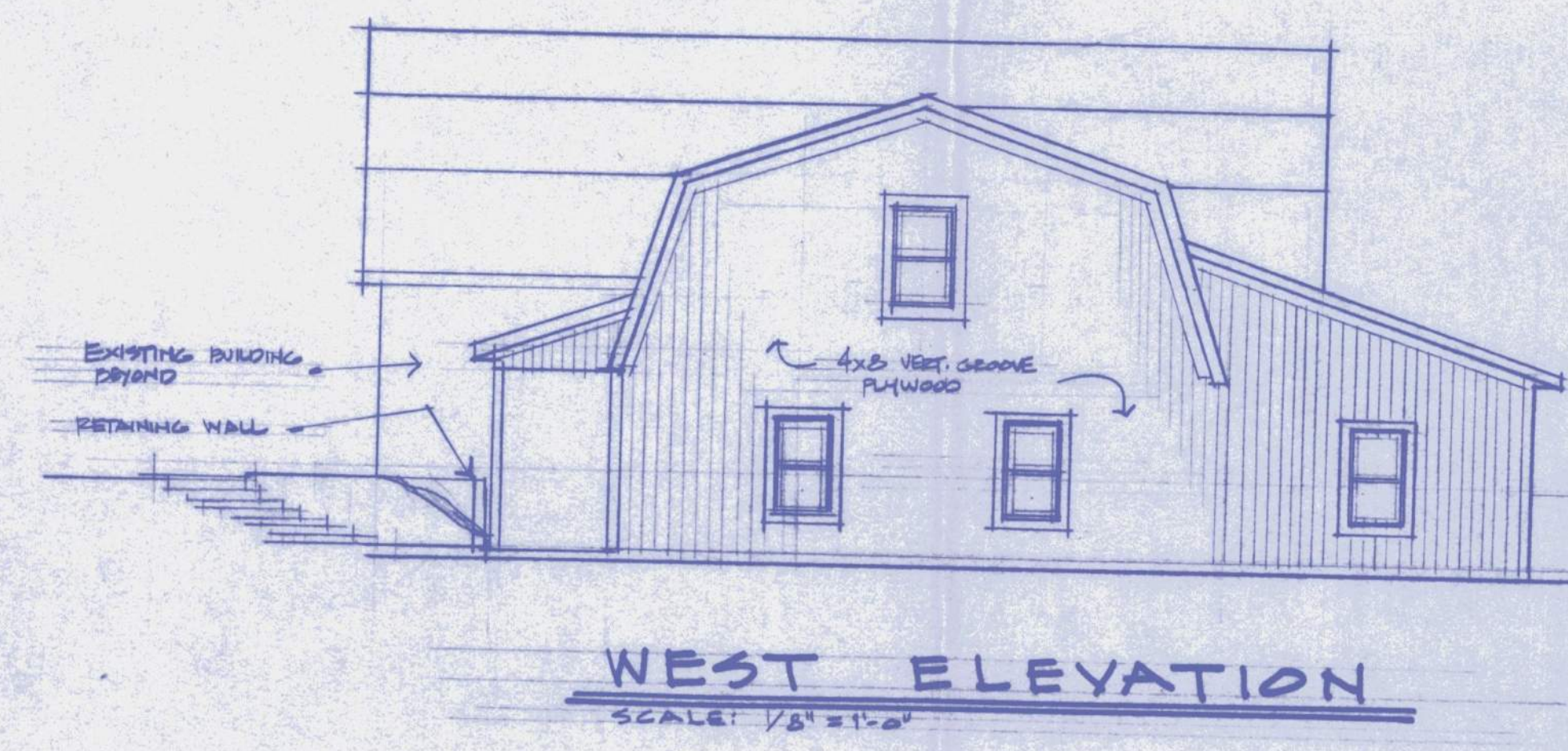
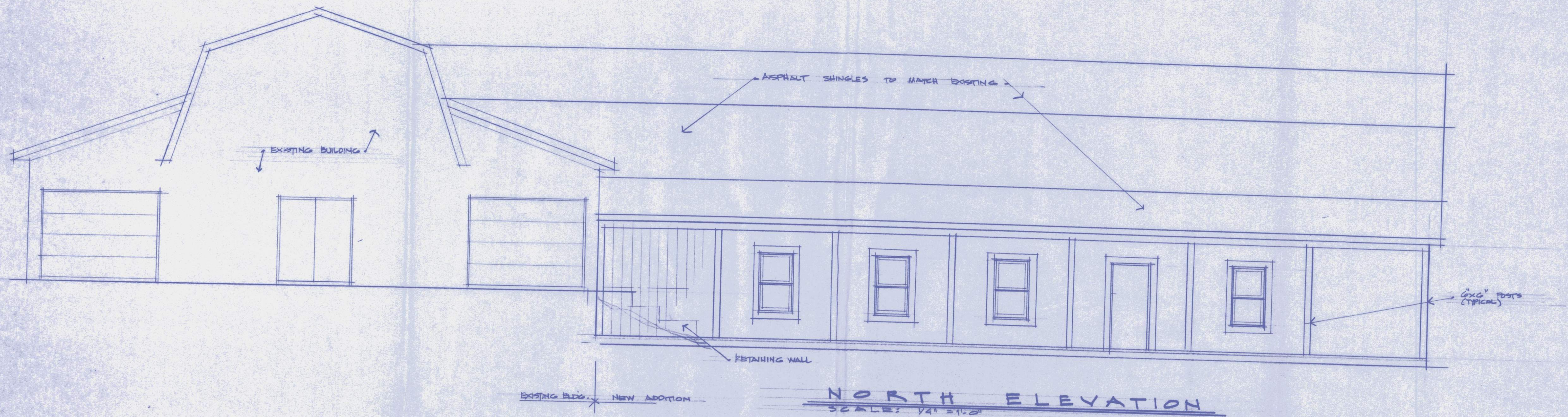
PROPOSED ADDITION TO BEAUCHAMP ANTIQUES

16405 WESTFIELD BLVD. - WESTFIELD, IN.



CROSS SECTION

SCALE: 1/4" = 1'-0"



● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢☐ Show to whom, date, and address of delivery.. —¢2. ☒ **RESTRICTED DELIVERY** —¢*(The restricted delivery fee is charged in addition to the return receipt fee.)***TOTAL** \$3. **ARTICLE ADDRESSED TO:**4. **TYPE OF SERVICE:**☐ REGISTERED ☐ INSURED☒ CERTIFIED ☐ COD☐ EXPRESS MAIL**ARTICLE NUMBER**

9184089

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

5.

DATE OF DELIVERY

12-18-80

POSTMARK

DEC 18 1980

6. **ADDRESSEE'S ADDRESS** (Only if requested)7. **UNABLE TO DELIVER BECAUSE**7a. **EMPLOYEE'S INITIALS**

02A

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indpls, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢☐ Show to whom, date, and address of delivery.. —¢

- 2.
- ☐
- RESTRICTED DELIVERY**
- ¢

*(The restricted delivery fee is charged in addition to the return receipt fee.)***TOTAL** \$ _____

- 3.
- ARTICLE ADDRESSED TO:**

- 4.
- TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED☒ CERTIFIED ☐ COD☐ EXPRESS MAIL**ARTICLE NUMBER**

9184091

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Ronald L. Hamby

- 5.
- DATE OF DELIVERY**

12-18-82

- 6.
- ADDRESSEE'S ADDRESS**
- (Only if requested)

- 7.
- UNABLE TO DELIVER BECAUSE:**

EMPLOYEE'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

your name, address, and ZIP Code in the space below.

Complete Items 1, 2, 3, and 4 on the reverse.

Attach to front of article if space permits,

otherwise affix to back of article.

Endorse article "Return Receipt Requested"
adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Paul Beauchamp

(Name of Sender)

1340 N. Main

(Street or P.O. Box)

Englewood 76202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢☐ Show to whom, date, and address of delivery.. —¢2. ☐ **RESTRICTED DELIVERY** —¢*(The restricted delivery fee is charged in addition to the return receipt fee.)***TOTAL** \$ _____3. **ARTICLE ADDRESSED TO:**4. **TYPE OF SERVICE:**
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL
ARTICLE NUMBER

9184086

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Rachel M. Waters

5. **DATE OF DELIVERY**

12-15-82

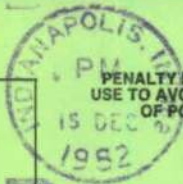
POSTMARK6. **ADDRESSEE'S ADDRESS** *(Only if requested)*7. **UNABLE TO DELIVER BECAUSE:**7a. **EMPLOYEE'S INITIALS**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Robert B. Boush

(Name of Sender)

1340 N. Newman

(Street or P.O. Box)

Indianapolis, Ind 46202

(City, State, and ZIP Code)

46202

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED

☒ CERTIFIED ☐ COD

☐ EXPRESS MAIL

ARTICLE NUMBER

9184083

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

5. **DATE OF DELIVERY**

POSTMARK

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

8. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Burt Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Trapp, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered \$
- ☐ Show to whom, date, and address of delivery.. \$
2. ☐ **RESTRICTED DELIVERY** \$
- (The restricted delivery fee is charged in addition to the return receipt fee.)*

TOTAL \$**3. ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**
- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184085

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent5. **DATE OF DELIVERY**6. **ADDRESSEE'S ADDRESS** (Only if requested)7b. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Haberman

(Street or P.O. Box)

Ind 46002

(City, State, and ZIP Code)

14 1982
●SENDER: Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery .. —¢

2. ☐ RESTRICTED DELIVERY —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184088

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

X Mildred W. Peck

5. DATE OF DELIVERY

12-15-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

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 - Otherwise affix to back of article.
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RETURN
TO



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



(Name of Sender)

Robert C. Bourcham

(Street or P.O. Box)

1348 N. Adams

(City, State, and ZIP Code)

Indy 46202

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- ☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

- 2.
- ☐
- RESTRICTED DELIVERY**
- ¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

- 3.
- ARTICLE ADDRESSED TO:**

- 4.
- TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184090

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent

E. W. Kowarsch

- 5.
- DATE OF DELIVERY**

12-15-82

POSTMARK

- 6.
- ADDRESSEE'S ADDRESS**
- (Only if requested)

- 7.
- UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

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- Endorse article "Return Receipt Requested" adjacent to number.

**PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300**



**RETURN
TO**



Robert C. Bruns

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- ☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL *EA* \$

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184087

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Kitty Bolger

5. **DATE OF DELIVERY**

12-15

POSTMARK

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robt C. Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Chapel Hill NC 27514
(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184084

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

[Signature]

5. **DATE OF DELIVERY**

12-15-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

[Signature]

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
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- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):
- ☐ Show to whom and date delivered —¢
- ☐ Show to whom, date, and address of delivery.. —¢
2. ☐ **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184082

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Phyllis McAninch

5. DATE OF DELIVERY

12-16-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

**7b. EMPLOYEE'S
INITIAL**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Indy, Ind 46252
(City, State, and ZIP Code)

83-V-1

Zoned AG-SF1

16405 Westfield Boulevard Road (Union Street). Approval of an amended site plan, for a previously-approved variance of use, is requested by Robert Beauchamp.

COMMENTS:

1. On January 18, 1983, a variance of use was granted, as per plans filed, to permit operation of a low traffic antique shop, in addition to continued residential use of the site. As a part of that request, permission was also granted for the demolition of a detached barn structure and the erection of a new storage building in its place.
2. On April 17, 1989, an amendment to the original plans was approved which allowed construction of an addition to the detached storage building built in 1983. Except for the business office, the entire antique sales operation was moved to the detached structure.
3. The petitioner now wishes to erect a 36' X 72' storage building behind (South of) the original storage building with the addition. It is to be located 12' from the existing antique sales facility, and would be 4' off the South property line. Since approval has been granted "as per plans filed", the petitioner wishes to have this amended plan seen as if it were the original site plan. That is the reason for this request.

RECOMMENDATIONS:

1. The proposed new building would be screened from the house's view by the existing antique sales facility. The area surrounding the remaining sides (East, West, and South) is heavily wooded and would also serve to screen the proposed structure from view. The entire complex of buildings is located over 1,200 feet of the street and is not visible from the street.
2. At the present time, the proposed building is to be used for storage. If it is incorporated into the antique sales use, the petitioner should be required to return to the Board for expansion of the use, and the required state plan reviews and releases should be sought.

DETERMINATION: POSSIBLE MOTIONS

Grant approval of the variance, as filed.

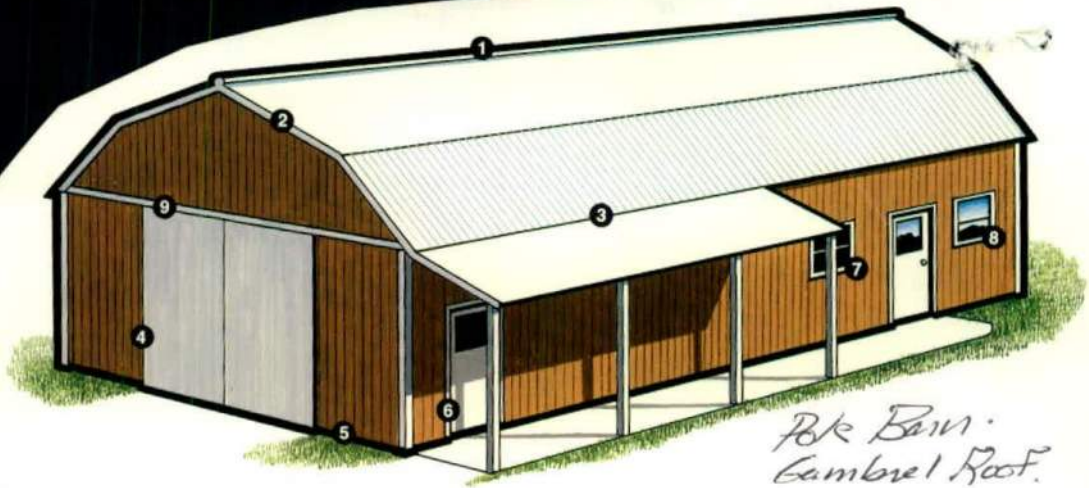
OR

Grant approval of the variance, as filed,
subject to conditions (list conditions).

OR

The following changes must be made or considered
before approval will be given (list changes).

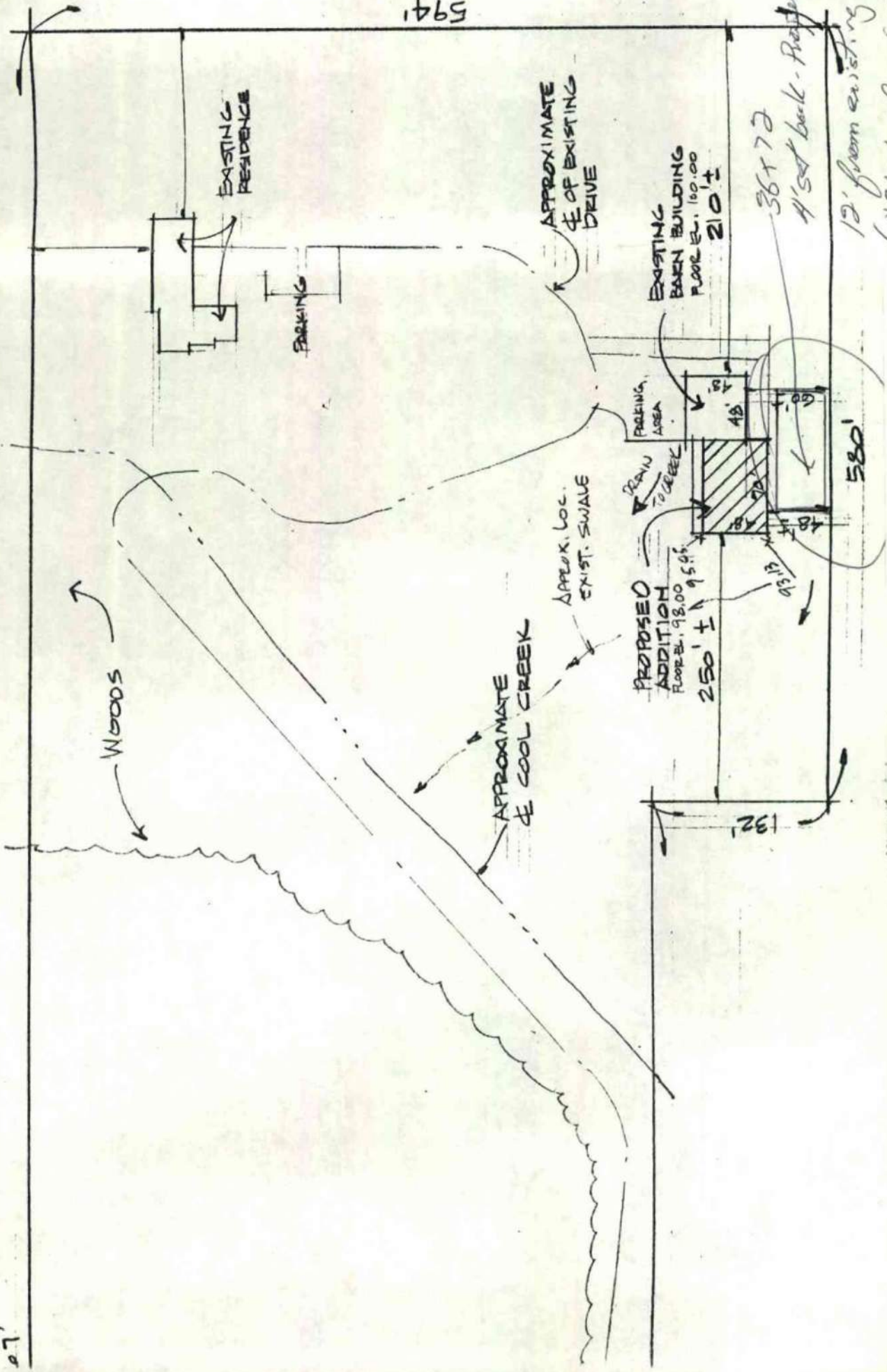
ANY AND ALL LIMITATIONS OR CONDITIONS MUST BE MADE PART OF A
MOTION TO APPROVE IN ORDER FOR THE LIMITATIONS OR CONDITIONS TO
BECOME PART OF THE ACTION.



*Bk Barn.
Gambrel Roof.*



27'



PROPOSE ADDITION

BEAUCHAMP AVE

16405 WESTFIELD BLVD. -

PLAN



LEGAL DESCRIPTION

RECEIVED OCT - 8 1993

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 1

LEGAL

PART OF THE
BEGINNING A
SAID MORTGAGE
POINT, SAID

RECEIVED OCT - 8 1993

SIGNED

ON THIS 10TH DAY OF FEBRUARY 1904

APPROVED

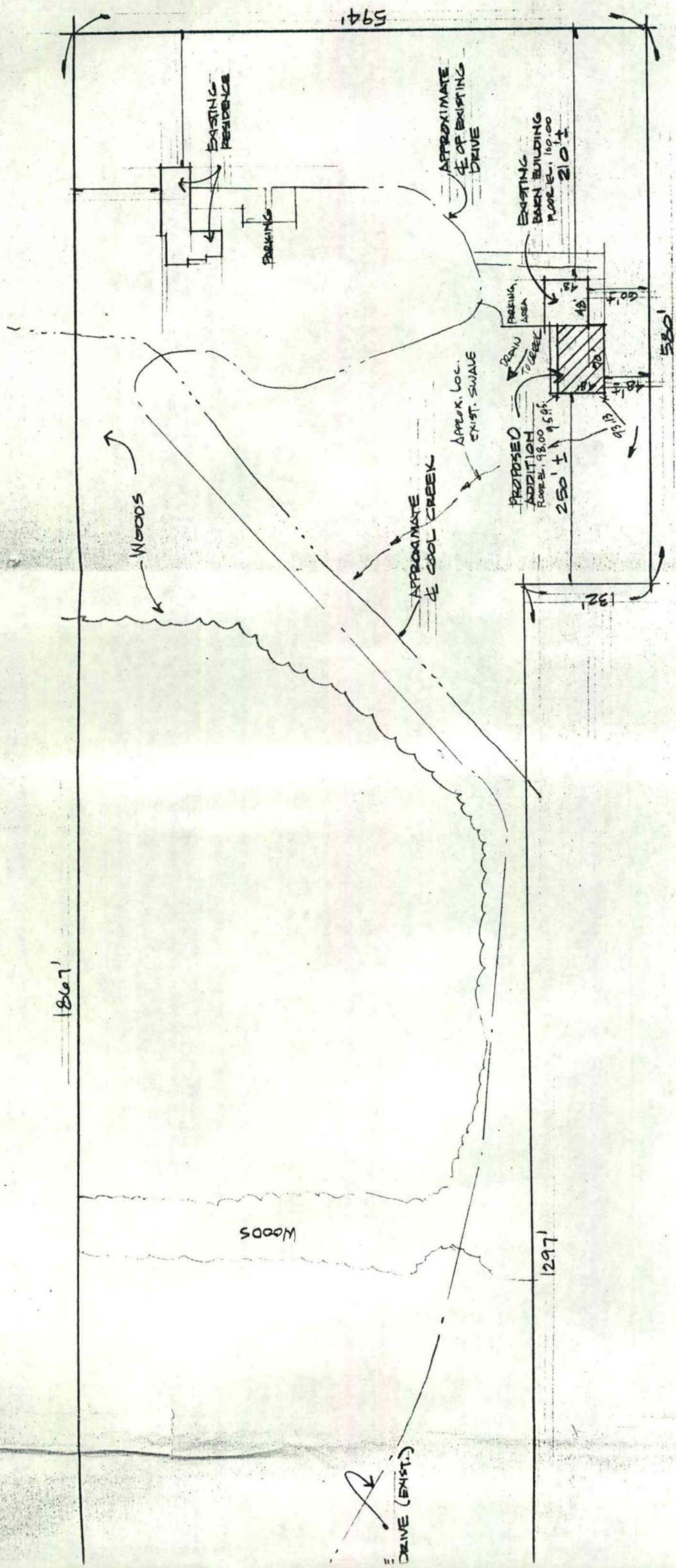
DATE 6/23/89

BY JW
THE IR A. C. C. T. PLAN
SIGNED P. A. C. C. T. OF
SIGNED AND SIGNED



S I T I I I P L A I I

SCALE: 1" = 100'







Antique Shop - 1340 N. Alabama



Residence 1332 N. Alabama.



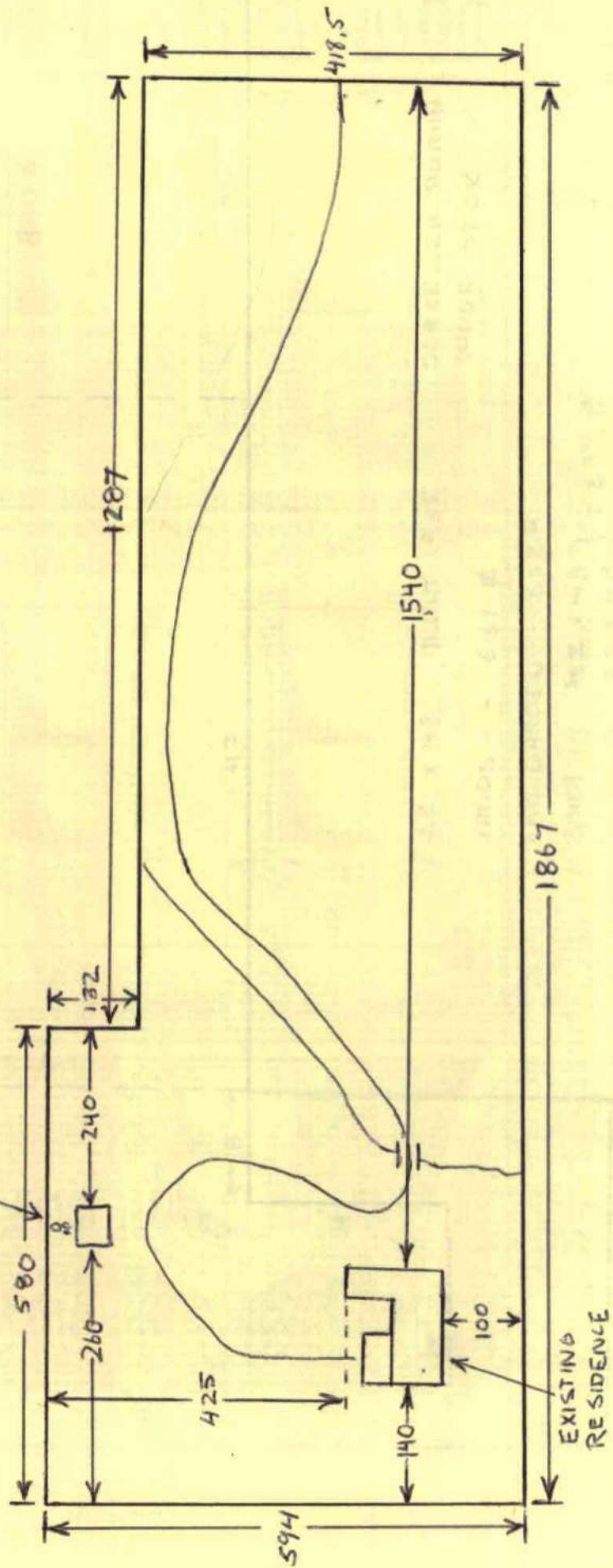


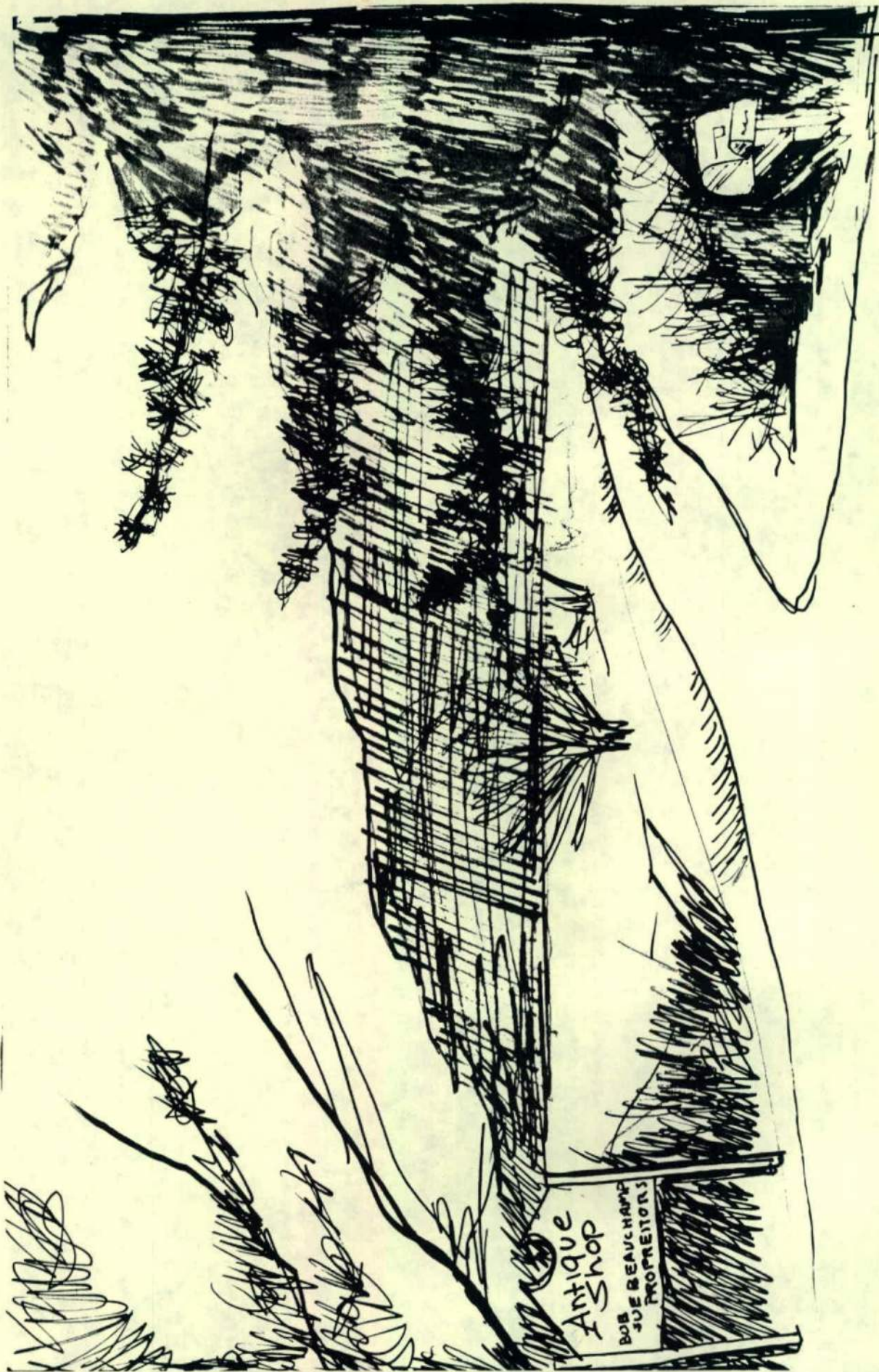






REMOVE EXISTING
BARN REMNANT AND
REPLACE WITH NEW STRUCTURE





Antique Shop

Rob & Sue Beauchamp

48

20

FOR THE BOARD OF ZONING APPEALS USE ONLY

Preliminary:

Application Complete: December 28, 1982

Fee Paid: December 28, 1982

Proof of Notice Filed: December 28, 1982

If all three are not checked, specify deficiency: _____

Decisions:

☒ Approved and Granted: IAADH

Approved and Granted subject to the following: _____

All elements listed on the application are held to be established as stated on the application. The Building Commission is hereby ordered to issue the necessary permit.

Denied: _____

Denied for the following reasons: _____

Dated: January 17, 1983

Board of Zoning Appeals

IAADH

Chairperson

Town of Westfield

130 PENN STREET
P.O. BOX 322
WESTFIELD, INDIANA 46074

January 20, 1983

Mr. and Mrs. Robert C. Beauchamp
1332 N. Alabama Street
Indianapolis, IN 46202

Dear Mr. and Mrs. Beauchamp:

On Monday, January 17, 1983, the Westfield-Washington Board of Zoning Appeals met to consider your application #83-V-1 requesting a variance of use to operate a low traffic antique shop from the existing residential structure located at 16405 Westfield Boulevard Road. The Board of Appeals unanimously approved and granted your petition.

Yours truly,

Virginia C. Norris

Virginia C. Norris
Secretary, Westfield-Washington
Board of Zoning Appeals

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

October 26, 1993

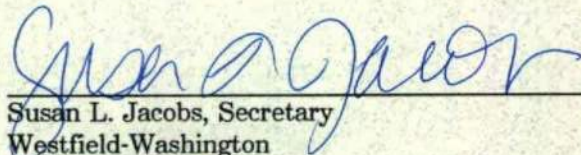
FILE COPY

Robert Beauchamp
16405 Westfield Blvd. Rd.
Westfield, IN 46074

Dear Mr. Beauchamp:

The Westfield-Washington Board of Zoning Appeals met October 18, 1993 at the Westfield City Building. After hearing case number 83-V-1, an amendment to a petition to allow construction of a storage building, a motion was made to approve the amended plans. Please come into the office and obtain the necessary permit(s). Feel free to call between the hours of 8:00 A.M. and 4:30 P.M. if you have any questions.

Sincerely,



Susan L. Jacobs, Secretary
Westfield-Washington
Board of Zoning Appeals

c.c: File